



42 Denton Close | Kenilworth | CV8 1BL

A great opportunity to own a most impressive, individually converted maisonette in a super spot within the close. This unique, much loved home provides flexible living to include a master bedroom with en-suite and dressing room, a second double bedroom, bathroom and a further third bedroom which can be a home office. The lounge overlooks the green area and to the rear is a large open plan kitchen diner. The gardens are also delightful being larger than average to the front, side and rear. There is also a garage included.

£249,000

- No Chain Involved
- Three Bedrooms, Lounge & Large Kitchen/Diner
- En-Suite & Bathroom
- Garage



Property Description

DOOR TO

FIRST FLOOR HALLWAY

With oak flooring and built in storage cupboard.

LOUNGE

14' 2" x 10' 9" (4.32m x 3.28m)

A light and airy lounge with views over the green area to the front, oak floor and Dimplex electric night storage heater.

KITCHEN/DINER

20' 9" x 12' 4" (6.32m x 3.76m)

A large kitchen diner located to the rear with glimpses towards the Castle and rear garden views. Laminate wood flooring.

KITCHEN AREA

Having a range of cupboard and drawer units with matching wall cupboards, space for tall fridge/freezer, AEG four ring induction hob having Fager electric oven under. Single drainer stainless steel sink unit, integrated Ken wood dishwasher and space for both washing machine and tumble dryer. Complementary tiling.

DINING AREA

Having plenty of space for dining furniture, garden view and understairs storage recess having range of cupboards and worktop display area to match the kitchen.

BEDROOM THREE

10' 7" x 6' 5" (3.23m x 1.96m)

Having oak floor and built in wardrobe/storage cupboard. This room is currently used as a single bedroom it can easily be a study/office if needed.

SECOND FLOOR

MASTER BEDROOM

14' 8" x 9' 6" (4.47m x 2.9m)

With laminate flooring, night storage heater, built in wardrobe and large built in storage cupboard, wall light point, garden and castle views from large window.

EN-SUITE

Having a larger than average shower with Mira shower and curtain rail over. Extractor fan, vanity wash basin having double cupboard under and corner w.c. Complementary tiling.

DRESSING ROOM

8' 1" x 6' 9" (2.46m x 2.06m)

A super advantage to this property is this dressing room that can also be used as a home office. Velux window, laminate flooring and electric wall mounted heater. Access to roof storage space.

DOUBLE BEDROOM TWO

13' 5" x 8' 1" (4.09m x 2.46m)

With laminate flooring, two Velux windows and access to under eaves storage.

OUTSIDE

GARAGE

There is a single garage in the block close by.

GARDENS

The property has generous gardens to the front, side and rear. The front garden has an area of lawn. At the side are borders that provide an ideal kitchen/garden area leading nicely to the rear garden that is laid to lawn with mature shrubbery borders and ornamental trees. Mature hedging forms the boundaries.

TENURE

The property is Leasehold with 102 years unexpired (as at May 2025). The Ground Rent is £125.00 per year.



Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

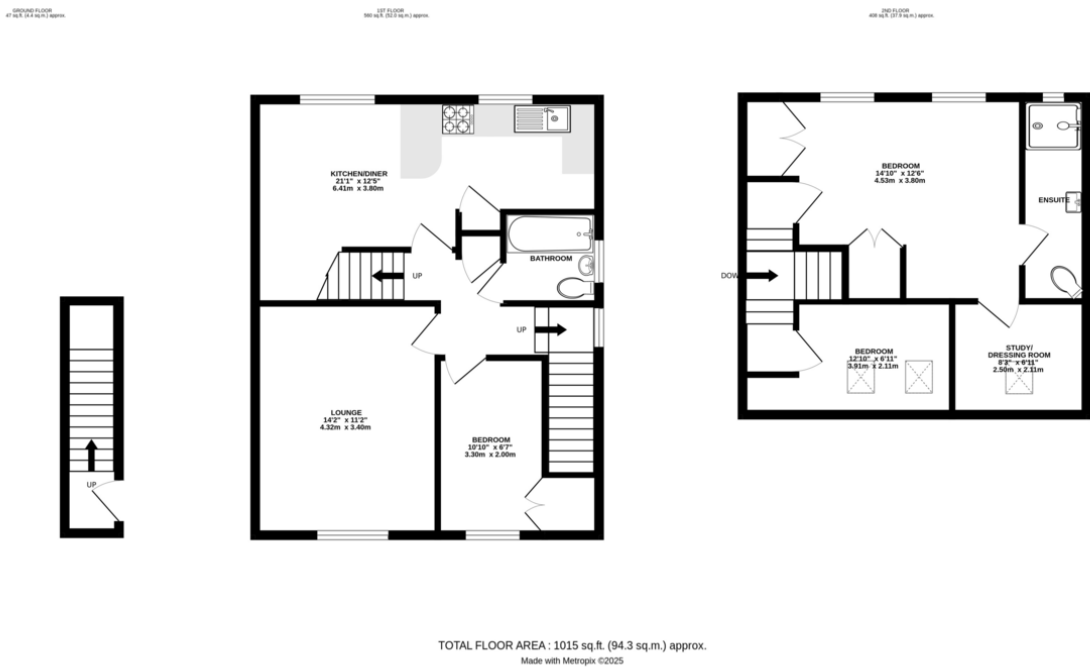
Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.